

CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA

**REGULAR MEETING**

**Monterey Park City Hall Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
JANUARY 20, 2015  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER** – Chairperson Krystal Hamner

**ROLL CALL** – Vice-Chair Roy Furuto, Member Allen Wong, Billy Yeung and Wally Tsui

**ELECTIONS**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS** – None

## **ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES** – None

### **[1.] UNFINISHED BUSINESS**

### **[2.] NEW BUSINESS**

#### **2-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 726-728 EAST GARVEY AVENUE (DRB-14-27)**

The Applicant, Nick Wang, on behalf of the property owners, is requesting design review approval for a new one-story, 2,388 square feet commercial building at 726-728 East Garvey Avenue in the C-S, P-D (Commercial Services, Planned Development) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-14-27), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

#### **2-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 3-UNIT RESIDENTIAL DEVELOPMENT – 328 SEFTON AVENUE (DRB-14-26)**

The Applicant, Andy Yu, is requesting design review approval for the construction of 3-unit residential development at 328 Sefton Avenue in the R-3 (High-Density Residential) Zone.

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-14-26), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

### **[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

### **[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on February 3, 2015

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** January 20, 2015

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**BY:** Samantha Tewasart, Senior Planner  
**SUBJECT:** New Construction Less than 10,000 Square Feet – 726-728 East Garvey Avenue (DRB-14-27)

## **RECOMMENDATION:**

It is recommended that the Design review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-14-27), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Nick Wang, on behalf of the property owners, is requesting design review approval for a new one-story, 2,259 square feet commercial building at 726-728 East Garvey Avenue. The subject property is located at the southeast corner of East Garvey Avenue and Orange Avenue.

### **Project Description**

The property is zoned C-S, P-D (Commercial Services, Planned Development) and designated Mixed-Use II (MU-II) in the General Plan. The lot is 9,600 square feet in area. North of the property are Garvey Avenue and a 2-story commercial building, east is a one-story, multi-unit commercial plaza, south is a one-story single-family dwelling, and east are Orange Avenue and a one-story commercial building.

The floor area ratio will be 25 percent of the lot, which is less than the 30 percent floor area ratio allowed in the C-S Zone. The building height will be 23 feet to the highest point, which is less than the maximum 40 feet allowed in the C-S Zone. The building will require 10 parking spaces and 10 spaces will be provided. The building will be positioned towards the northwestern portion of the lot with parking located at the southern portion of the lot, behind the building.

### Architecture

The proposed architectural style is modern. The building will be in an L-shape configuration and will have vertical articulations and decorative horizontal elements. The building elevations will be comprised of light beige (La Habra - #81 – Oatmeal) and medium beige (La Habra - #86 – Sandstone) sand finish stucco walls with metal reveals, accented with horizontal copper brown (Berridge Kynar 500) and vertical dark grey (Berridge Kynar 500) metal panels and slate veneer (Arizona Tile – Rustic Gold) at the base of the building. The storefront will have dark brown anodized aluminum mullions. The metal canopy will be painted dark brown (Dunn Edwards – DE – Coco) and the canvas awnings will be dark brown (Sunbrella 4621-0000 True Brown 46" Marine Grade Fabric). The east and west elevations will have metal lattices to accommodate creeping vines. Decorative wall light fixtures with a black finish (Hinkley Lighting 1664/CFL) will be installed on all four sides of the building.

No signage is proposed at this time; however, all new signage will be subject to Design Review Board approval.

### Landscaping

Along East Garvey Avenue, the building will be setback 3 feet from the south property line to provide a 15 feet wide pedestrian realm on East Garvey Avenue, per MPMC § 21.14.090(C). The pedestrian realm includes private and public property (i.e., parkway, sidewalk, and landscaped areas). The purpose of the pedestrian realm is to create a pedestrian-friendly environment by providing amenities like landscaping, street furniture, and signage. Within the 3 feet setback area will be a planter that will be planted with a combination of shrubs and groundcover, including Green Columnar Juniper, Foxtail Fern, Daylily, Blue Lily of the Nile, and French Lavender.

Along the perimeter of the property a combination of trees and shrubs will be planted, including 15-gallon Russet Southern Magnolia trees and 5-gallon Golden Goddess Bamboo shrubs. In the parking area planters, the Applicant proposes to plant 5-gallon Japanese Boxwood shrubs and white Iceberg roses. There are a couple of mature trees that the property owner is proposing to preserve, including a California Live Oak in the parking area and a palm tree in the public right-of-way. The Oak will be protected in place and the branches will be thinned. Based on the plant material proposed under the Oak canopy, staff recommends that at time of plan check, the landscape plans must be revised to include plants that will be more drought-tolerant and conducive to an Oak. White Iceberg roses and Dwarf Lily of the Niles will be planted adjacent to the building. Along the building frontage will be three potted plants with built-in irrigation.

The trash enclosure will have the same stucco finish and color as the exterior building wall. The corrugated steel gate will be painted brown (Dunn Edwards – DE6077 Deep Brown). Two freestanding shoebox light poles will be provided within the parking area.

Mechanical Equipments

There will be fire risers at the southeastern portion of the building. Electrical equipment will be at a minimum and there will not be a mechanical room. All air condenser units will be roof-mounted and screened by the proposed roof parapet walls.

**CONCLUSION:**

Staff reviewed the application and believes the proposed project is appropriately designed for the site, compatible with the surrounding commercial properties and consistent with the P-D Overlay Zone. The proposed architectural style is modern with varying architectural features and exterior finishes that help to break up the building walls. At this time, signage is not a part of the proposed project; however, any signage proposed on the building will be subject to the review and approval of the Design Review Board.

**ENVIRONMENTAL ASSESSMENT:**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures) and § 15332 (In-Fill Development Projects).

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, landscape and irrigation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the colored elevations and samples date-stamped January 12, 2015 unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of Monterey Park Municipal Code (MPMC) § 21.36.120.
2. Quality of all finished work must be per planner's approval before approval from Planning on building permit final.
3. All buildings or structures on the property must remain free of graffiti. Failure of the property owner to remove any graffiti, upon 24 hours written notice by the City, must authorize the City to remove or mask said graffiti at the cost of the property owner.
4. The property must be kept free of trash and debris at all times.
5. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
6. This design approval for a new one-story commercial building is not an approval of building permits, which must be applied for separately with the Building Division.
7. When the use is discontinued, the business owner and/or property owner must remove all signage and repair/repaint any affected surfaces within 30 days.
8. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
9. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
10. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
11. At time of plan check, the landscape plans must be revised to include plants that will be more drought-tolerant and conducive to an Oak.
12. The property owner must provide a copy of the recorded Merger by Document to show that parcels 5259-018-001 and 5259-018-003 will be consolidated prior to plan check submittal.
13. Any new signage on the building will require Design Review Board approval.





# Design Review Board Staff Report

**DATE:** January 20, 2015

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Samantha Tewasart, Senior Planner

**SUBJECT:** New Construction Less than 10,000 square feet – 3-Unit Residential Development – 328 Sefton Avenue (DRB-14-26).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-14-26), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Andy Yu, is requesting design review approval for the construction of a new 3-unit residential development at 328 Sefton Avenue. The property is located six lots south of the southeast corner of East Newmark Avenue and South Sefton Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

On March 25, 2014, the Planning Commission adopted Resolution No. 06-14 approving Tentative Map No. 072557 (PM-13-03) to subdivide air rights for a three-unit residential condominium development.

### **Property Description**

The subject property is 60 feet wide and 185 feet deep, totaling 11,100 square feet in area. The lot is currently developed with a one-story, 1,072 square feet single-family dwelling and detached 2-car garage constructed in 1936. To the north, south, east and west are R-3 zoned lots with multiple-family residential properties. The subject property and adjacent properties are relatively flat. The design and character of the surrounding properties consist of both California Bungalow and Contemporary architectural styles, single-story and two-story dwelling units with attached and detached garages built from the 1940's to present day.

### Project Description

Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of three units can be built on the lot, and three units are proposed. All the buildings on the property will be demolished and replaced by the three condominium units as part of the proposed project. The property will remain as one lot.

Unit A will be 1,400 square feet, Unit B will be 1,590 square feet, and Unit C will be 1,400 square feet. All three units will have 4 bedrooms. The units will meet the required front and rear setbacks of 25 feet, 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 25 feet 11 inches.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest parking per 1 dwelling unit. Overall, 6 enclosed garage spaces and 3 guest parking spaces are required. Each unit will have two-car garages plus one guest parking space meeting the off-street parking requirement. The driveway has a width of 18 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC, the project is required to provide a minimum of 1,200 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 1,200 square feet of common open space in the rear yard area, and each unit will be provided with at least 250 square feet of private open space.

### Architecture

The proposed architectural style is contemporary, which will be consistent with the architectural style of the surrounding residential dwellings.

The building elevations will consist of a smooth cement plaster finish. The primary stucco color will be dark beige (La Habra – Alamo x-524) and the accent stucco color will be light beige (La Habra – Fall Brook x-434). The window trims and wood roof fascia will be painted dark beige (Behr – Toasted Wheat 280E-3) to compliment the primary color of the dwelling. A stone veneer (Riverside Stone – Aspen California) will be used as an accent on the bottom portion of the elevations. The roof will be a hip system at varying heights and will have red concrete s-shape tiles (Eagle – Adobe Blend – 3723 ICC # ESR – 1900). The rain gutters will be painted to match the fascia color and the downspouts will be painted to match exterior building color.

The front entry doors will be a solid core wood material. The garage doors will be aluminum with deep panel edging, natural embossed wood grain texture, and painted an almond color (Clopay Garage Doors: Classic Collection Value Series, Traditional Long panels with no windows, Color Almond). The windows will be white vinyl framed with white grid lines (Milgard). Decorative wall light fixtures with a black finish (Hampton Bay exterior wall lantern) will be installed next to the garage doors and rear entrances of the dwellings. The front porches will have a ceiling light fixture.

### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 3-unit residential development. The proposed landscaping consists of a mixture of trees and shrubs. The proposed trees include 24-inch box size Gold Medallion Trees, and 15 gallon size Sweet Shade and Sweet Bay Trees. The proposed shrubs include 5-gallon size New Zealand Hair Sedge, Variegated Japanese Sedge, Orchid Rockrose, Fortnight Lily, Hopseed Bush, Lion's Tail and Lindheimer's Muhly. The proposed groundcover includes sod, and 1-gallon size Common Yarrow, Coral Bell, and Aaron's Beard. Staff believes that the proposed contemporary architectural style with the landscaped areas is in keeping with the residential character of the area.

The front setback area will include a new concrete driveway with interlocking pavers. The pavers will also be used at the center portion of the driveway. The pavers, within the front setback area, will be framed with a 24 inches wide color concrete border. The pavers will also be used for the walkway that leads to the front entrances of the three units and to the common open space area. The perimeter block walls will have a smooth stucco finish painted to match the units. A 4 feet tall stucco covered block wall with wrought iron will be constructed along the front property line and will be setback 3 feet to provide landscaping.

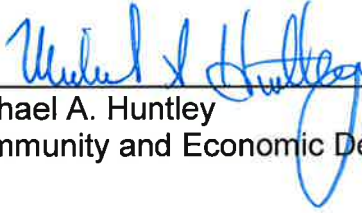
### CONCLUSION:

Staff reviewed the application and believes the proposed 3 residential units are appropriately designed for the site and compatible with the surrounding residential neighborhood. Most of the lots on Sefton Avenue, between East Newmark Avenue and East Graves Avenue, are developed with multi-unit residential developments. The proposed architectural style is contemporary, which fits within the character of the neighborhood. The proposed exterior building colors and finishes are consistent with the newer developments that have been constructed within the vicinity of the property.

### ENVIRONMENTAL ASSESSMENT:

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a five-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,



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Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped January 13, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of three residential condominium dwelling units with attached garages and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.